DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	18-120487-LD & 18-120495-LO
Project Name/Address:	Basel Newport Townhomes – 12627 SE Coal Creek Pkwy
Planner:	Nick Whipple
Phone Number:	(425)-452-4578

Minimum Comment Period: **September 20, 2017, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Traffic Impact Analysis

SEPA CHECKLIST ANNOTATED BY NICK WHIPPLE 8/23/2018

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: **Basel Newport Townhomes**

2. Name of applicant: **Basel Capital**

3. Address and phone number of applicant and contact person:

BCRA; Andy Epstein, P.E.; Christine Phillips, Planner
2106 Pacific Ave., Suite 300
Tacoma, WA 98354
(253) 627-4367

4. Date checklist prepared: **Aug 2, 2018**

5. Agency requesting checklist: **City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable):

Construction is estimated to begin third quarter 2019 and to be completed second quarter 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Subsurface Eploration, Critical Areas Assessment & Geotechnical Engineering Evaluation; Associated Earth Sciences, Inc.; August 1, 2018 (hereafter referred to as the Geotechnical Report)**
- **Boundary & Topographical Survey; Core Design; Rev. 01/05/18**
- **Critical Areas Report for Basel Newport Townhomes; Avia Environmental Consulting; August 3, 2018 (hereafter referred to as the Critical Areas Report)**
- **Transportation Impact Analysis; Transpo Group; Draft August 2018**
- **Preliminary Stormwater Report; BCRA; August 2018**
- **Site Plan, Grading Plan, Drainage Plan and Utility Plan; BCRA; August 3, 2018**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Proposed.

10. List any government approvals or permits that will be needed for your proposal, if known.

- **Boundary Line Adjustment to split off triangular portion of parcel 1624059057 on west side of Coal Creek Parkway to add to parcel 1624059144.** **Permit 18-110452-LW**
- **Administrative Design Review (ADR), Critical Area Land Use Permit (CALUP);**

Permits 18-120487-LD &18-120495-LO

NW 8/23/2018

- **Clear and Grade Permit;**
- **Building Permits and Other Construction Permits,**
- **Construction Stormwater Permit Coverage**
- **Right-of-Way Permit.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project site consists of two parcels totaling 5.06 acres. The project proposes to construct 65 4-story townhomes in 10 buildings with internal 2-car garages, and additional on-site guest parking. The improvements are designed to step down the hill to improve slope stability and are sited to avoid impacts to the on-site stream and regulated wetland. ~~The site is graded with the buildings are designed to be set into existing grades on the upper portion of the site to reduce overall loads and thus improve stability of the steep slopes. The site is graded to be built up some on the lower portion of the development to further improve overall stability of the steep slope.~~

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Site address: 12627 Coal Creek Parkway, Bellevue WA (near the intersection with Factoria Boulevard SE)
Parcels: 162405-9144 & the portion of 162405-9057 west of Coal Creek Pkwy
Q-S-T-R: SE-16-24-5

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

Local site topography can be characterized by two upland areas and a steep hillslope that descends westerly toward the Coal Creek alluvial channel. See Geotech Report.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

NW 8/23/2018

b. What is the steepest slope on the site (approximate percent slope)? **Two steep slope areas are present - southern steep slope and northern steep slope. Max grade of each is between 55% and 66%.**

Side slope gradients range from about 3H:1V (Horizontal:Vertical) to about 1.5H:1V. Refer to the Geotechnical Report for more information on the steep slopes.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Based on the Geotechnical Report:
According to the 2012 draft GMNW Bellevue Geologic Map, the upland portion of the project site is mantled by Vashon-age recessional outwash and Vashon-age glacial lodgement till.

The geologic map shows that several older non-glacial (pre-Olympia) deposits are exposed along the Coal Creek ravine near the project site, and newer deposits of alluvium, colluvium, and peat are also mapped in the vicinity. Tertiary bedrock is mapped on the higher hills east of the site.

The Geotech Report exploration borings confirmed the presence of recessional outwash, lodgement till, advance outwash, and other native soils below the site. They also encountered surficial layers of fill, alluvium, and colluvium, as well as a deeper deposit of bedrock.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils. Per the Geotech Report, their site reconnaissance and subsurface explorations did not reveal any clear evidence of previous earth movement or adverse subsurface conditions. To the contrary, they observed that the site is underlain by very dense glacial soils (lodgement till and advance outwash), which is inherently resistant to earth movement.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Cut: 40,000 cy
Fill: 25,000 cy. Off-site fill will be provided from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NW 8/23/2018

Explorations indicate that much of the near-surface on-site soils are comprised of silty sands and sandy silts. These soils are moisture-sensitive and highly susceptible to erosion during clearing or construction. **Erosion Control per BCC 23.76**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Proposed site total impervious coverage will be approximately 45%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Because stripped surfaces and soil stockpiles are typically a source of runoff sediments, especially during wet weather, stripped surfaces will be covered with temporary coverings to reduce erosion and sedimentation. Similarly, soil stockpiles and cut slopes will be covered with plastic sheeting, and silt fences, wattles, berms, and/or swales will be incorporated to intercept runoff water.

A temporary erosion control plan will be prepared and implemented in accordance with City Development Standards. **Erosion Control per BCC 23.76**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site, and construction equipment. Once the buildings are occupied, automobile exhaust from residents entering and leaving will be the main source of emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Main off-site sources of emissions will be from traffic along the roadway and is not anticipated to affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed.

3. Water [help]

a. Surface Water: [help]

NW 8/23/2018

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

One regulatory wetland (Wetland A) and one non-regulatory wetland (Wetland B) and one regulatory stream occur on the subject property. The standard buffer for the regulatory wetland, Wetland A, is 110 feet, plus an additional 20-foot structure setback; the standard buffer for the stream (Type F) is 50 feet, with an additional structure setback of 50 feet. See Critical Areas Report prepared by Avia Environmental.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposed development includes structures, private drives, storm improvements, utility infrastructure and landscaping within 200 feet of the regulated wetland and stream. Refer to the site plans for proposed for improvements.

New stormwater facilities are necessary within the wetland buffer for the discharge of project stormwater runoff Permanent impact to Wetland A buffer will include a 110 SF footprint for the dispersion trench.

New sanitary sewer conveyance system is necessary, within the stream buffer and Wetland A buffer, to connect to the city sanitary sewer conveyance system. Impact to these buffers will be limited to one new sewer manhole with an above grade frame and lid.

Temporary impacts occurring during installation will be minimized. All areas of temporary disturbance will be restored to their original or better condition with native herbaceous, shrub, and tree species, as appropriate to the specific location.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The non-regulatory wetland, Wetland B, of 1,842 SF will be filled. Refer to Site Plan for location.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal is not within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

There will not be a well on the site as water service is available in the adjacent street.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be storm water runoff from building roof tops, concrete walks and asphalt pavement areas. It is intended that stormwater runoff will be treated onsite using proprietary water quality treatment device and then conveyed to an onsite underground detention facility. Once treated and detained the runoff will discharge to the buffer of the Wetland A with a dispersion trench. Wetland A drains to the onsite stream, which is tributary to Coal Creek.

A smaller portion of the site will discharge runoff to a separate offsite conveyance system which drains directly to Coal Creek.

Minor sidewalk and driveway improvements will drain to the existing conveyance system in Coal Creek Parkway, which also drains to Coal Creek, further to the west.

The existing municipal runoff which discharges via culvert at the upper portion of the site and is conveyed to Wetland A in a ditch, will be conveyed via a piped system

and discharged via a dispersion trench immediately outside the proposed wetland buffer.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns will be closely maintained in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary. An existing municipal ditch that traverses onsite slopes will be conveyed via pipe to improve slope stability and address the existing erosion that is occurring. Refer to the Preliminary Storm Report and Drainage Plan for more information.

Impacts minimized per BCC 23.76

4. Plants [help]

a. Check the types of vegetation found on the site:

__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
____ grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
__X__ other types of vegetation:

Except for the the pad in the southeastern corner of the lot, the remainder of the site is heavily vegetated with a dense growth of evergreen and deciduous tree along with a thick understory of ferns, berry vines, Oregon grape, and other plants.

Regarding other types of vegetation, the majority of the property is densely forested with mid-age to mature mixed coniferous – deciduous dominated by big leaf maple, douglas fir, and western red cedar, with a lesser component of black cottonwood and western hemlock. See Critical Areas Report.

NW 8/23/2018

b. What kind and amount of vegetation will be removed or altered?

Trees and vegetation will be removed in areas of building and road construction. Proposed upland habitat loss (forest/tree removal) on the site is less than that allowed under city code. A full tree survey of the site recorded a total of 443 "significant" trees, of which 209 are healthy enough to be classified as viable. Code standards require retention of all significant trees in the 15' perimeter and 15% or the interior trees and a total of 25% of all which totals 111 trees. This proposal retains 115 significant trees, and is therefore in compliance.

c. List threatened and endangered species known to be on or near the site.

PHS data shows no priority species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be added as required by city codes. Low water, native plants will be proposed as appropriate and proposed within any restored critical area buffers.

e. List all noxious weeds and invasive species known to be on or near the site.

English ivy, holly, and Himalayan blackberry

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
birds typical of suburban environments such as jays, crows, sparrows etc. are likely to be seen on or near site. Though not observed during site visits, raptors and shorebird/wetland species are common in the area and may use the site. Pileated woodpecker sign is present on the property.

mammals: deer, bear, elk, beaver, other:
small mammals typical of suburban or rural environments such as rodents/squirrels, as well as larger animals such as raccoons/oppossums are likely to be seen on or near the site.

fish: bass, salmon, trout, herring, shellfish, other _____
None.

NW 8/23/2018

b. List any threatened and endangered species known to be on or near the site.

PHS data show no priority species on or near the site.

c. Is the site part of a migration route? If so, explain.

This area is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways in the area. See Critical Areas Report.

d. Proposed measures to preserve or enhance wildlife, if any:

The project proposes to avoid a net impact to wetland buffer, and completely avoid stream buffer. Restoration of remaining buffers and other upland areas is proposed in compensation for habitat loss. In particular, an area infested with the invasive Himalayan blackberry will be replanted to native vegetation. Other occurrences of invasive species scattered throughout the site will all be removed and replanted with native. Increases in vegetative structural and compositional diversity will occur in these areas.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas are available in the street. It is unknown at this time if gas will provide heat for the units.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project site is heavily wooded and trees currently act as a solar block to some adjacencies. However, land to the north and east are separated from the site by Coal Creek Parkway, which is 6 lanes and so any structures placed along the road frontage have enough separation so they will not impact the use of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State energy requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The existing residence is approx. 60 years old and may contain hazardous materials such as asbestos or lead.

1) Describe any known or possible contamination at the site from present or past uses.

The site does not appear to have been developed other than for the single residence.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is a shed with a propane tank just offsite, adjacent to the wetland.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

4) Describe special emergency services that might be required.

None anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

The existing residence will be surveyed for hazardous materials prior to receiving demolition permits through the Puget Sound Clean Air Agency (PSCAA). Demolition of the structure will follow the prescribed protocol.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from nearby roads such as Coal Creek Parkway and I-405 are the most notable sound producers. This is not expected to impact the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise would result from construction activities. Long term noises associated with the proposed project will include residential automobile traffic entering and leaving the property. **Use of any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced is prohibited.**

3) Proposed measures to reduce or control noise impacts, if any:

None proposed. **Sounds created by construction activity are limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (See BCC 9.18)**

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is mostly undeveloped with the exception of one residence at the north end. Surrounding uses are residential, a church and high school across Coal Creek Parkway, and the Coal Creek Natural Area corridor. The project site represents a portion of a small appendage to the corridor. The proposed project is not anticipated to impact these uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This site has not been used for farm or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no nearby working farm or forest lands.

c. Describe any structures on the site.

An existing 2410 SF wood framed single story residence with finished basement, built in 1957.

d. Will any structures be demolished? If so, what?

The existing residence and any accessory structures.

e. What is the current zoning classification of the site?

R-20 for the majority of the site with R-5 in the southeast corner off Coal Creek Pkwy.

f. What is the current comprehensive plan designation of the site?

MF-M (Multi-family, Medium Density, up to 20 units per acre) for the majority of the site, with SF-H (Single-family, High Density - up to 5 units per acre) in the southeast corner off Coal Creek Pkwy.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, steep slopes, wetlands, & stream.

i. Approximately how many people would reside or work in the completed project?

The project consists of 4- and 5-bedroom townhomes. 65 families of varying sizes would be able to live in the completed project and it is likely that each unit would have an average of 4 to 6 occupants at any given time, with a possible range between 250-400 residents.

j. Approximately how many people would the completed project displace?

The project would displace one family.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will meet city standards and requirements for development within the zone.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural and forest lands, so none is proposed.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

65 middle income housing units are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One middle income housing unit will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

No additional measures are proposed.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum building height is 40', but actual height varies over the site due to slopes. Buildings are proposed to be 4 stories with levels that are often below grade on the uphill side with a change of a full floor on the downhill side. See architectural sections. Façades will be clad in materials that are residential in nature and appearance.

b. What views in the immediate vicinity would be altered or obstructed?

No existing views outside the site will be altered or obstructed. Pedestrian views into the site will be altered due to the removal of trees and addition of buildings.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Buildings will be designed to be similar in materials and detailing to residences in the area, with 2 to 3 alternating color schemes for variety.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential exterior (security) and interior building lighting will be produced by this project. Light from vehicle headlights as cars navigate the drive areas, and

NW 8/23/2018

light from residential unit windows, will be emitted from the site during evening and early morning hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light is not anticipated to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light will not affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

All site lighting will have cut-off shields to restrict spillover on to adjacent properties.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Nearby are open parks, protected critical areas and other open space as part of the Coal Creek Natural Area. There are bike lanes on both side of Coal Creek Parkway. Newport High School has sports fields including: baseball/softball, tennis courts, football/soccer field with track and bleachers. There other parks, such as Newcastle Beach Park and Playground, within a mile or so.

b. Would the proposed project displace any existing recreational uses? If so, describe.

There are no existing recreational uses on the site.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This development will be providing open space of at least 3700 SF, in 2 separate locations throughout the site, for open space and outdoor children's play area per city code.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The existing residence is 60 years old but is not likely eligible for listing.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Indian or historic use on the site or nearby.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research was done utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the project site is from Coal Creek Parkway, a 6-lane arterial with bike lanes and transit stops. On-ramps to I-405 are less than ½ mile from the project entrance.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are existing bus stops on Factoria Blvd SE near the intersection with Coal Creek that serve routes 240, 245, 823, 824, 886, 887 & 989. There is an additional bus stop serving routes 824 & 887 at the south end of the site near to the proposed path to the street. Routes 823, 824, 886, 887 & 989 provide before and after school service to local schools.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Each townhouse will have an internal 2-car garage. There will be an additional 5 guest parking spaces. Parking for the existing residence will be removed along with the residence.

NW 8/23/2018

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

A new 10' wide concrete sidewalk, with 5' landscape planter, will be added along Coal Creek Parkway to the south of the intersection with Factoria Blvd.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No water, rail, or air transportation will be used for this project.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Trip generation for the site was determined using City of Bellevue trip rates identified within the Transportation Impact Fee Schedule. The land use assumed for the analysis which is identified within City of Bellevue trip rate is Townhouse (LU #230). Per the Draft Transportation Impact Analysis (TIA) the development would generate approximately 41 new trips to the area during the weekday PM peak hour.

Note that the project size has decreased 13% from that which was assumed for the concurrency run. The concurrency run assumed 75 townhomes; the proposed project includes 65 townhomes. Therefore, the concurrency is conservative as compared to the current project proposal.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There is no nearby agricultural or forest service movement on local streets.

h. Proposed measures to reduce or control transportation impacts, if any:

Per the TIA, the study intersection and site access are forecast to operate at LOS C or better, so the proposed project is not required to mitigate any intersection impact. Traffic Impact fees will be assigned to the project as required by the City of Bellevue fee schedule.

NW 8/23/2018

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

All public services would be required as is typical for a multi-family development of this size.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No specific measures are proposed to reduce or control impacts on public services.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All public utilities are available from Coal Creek Parkway, the project site and 125th Avenue SE. No private water or septic are needed.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All utility distribution systems including power, telephone, and cable will be installed underground.
Recycling and trash removal – Republic Services
Water, Sewer, and Storm services – City of Bellevue
Electricity and Gas – Puget Sound Energy

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

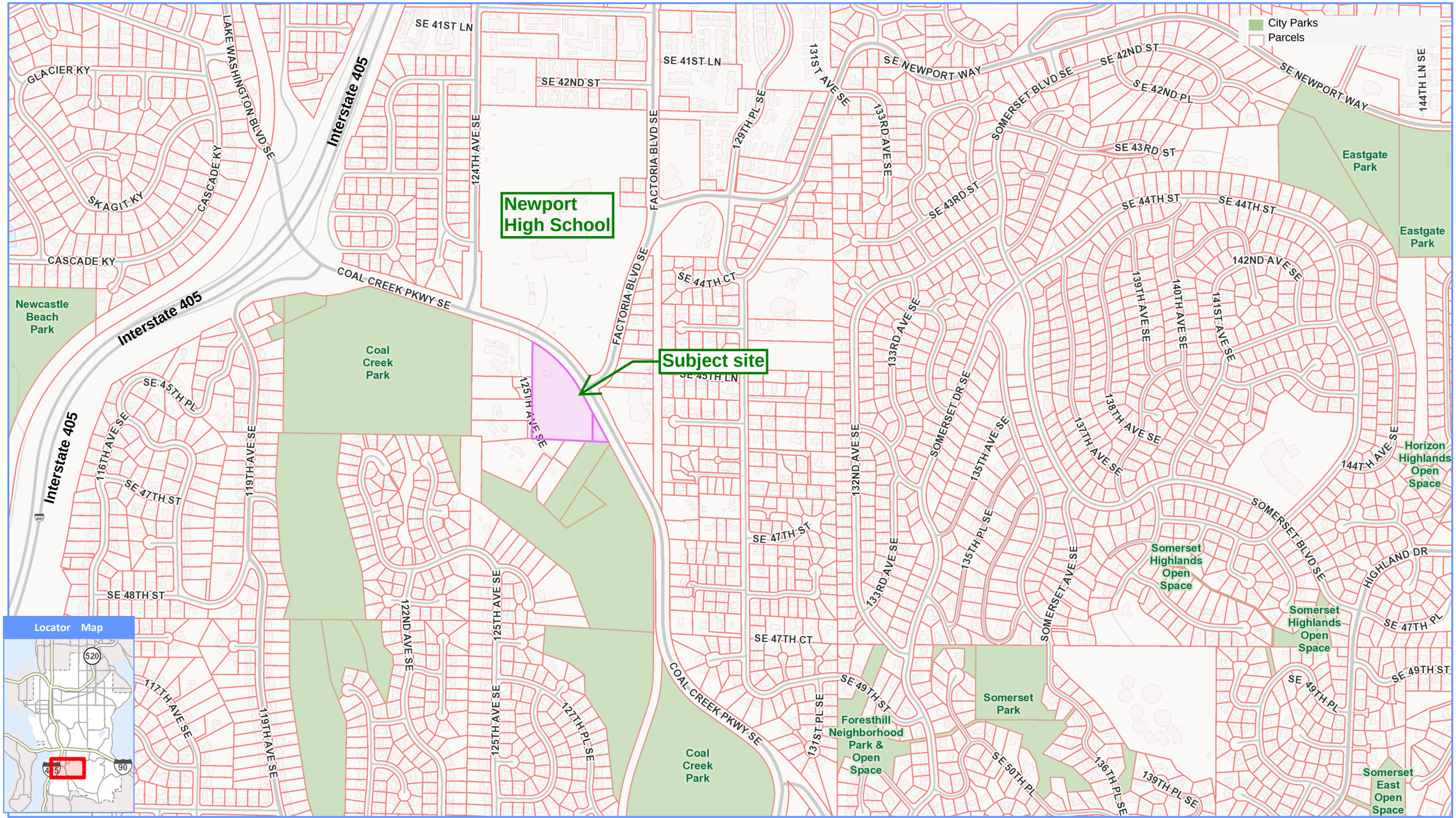
Signature: Christine Phillips

Name of signee: Christine Phillips

Position and Agency/Organization: Senior Planner at BCRA

Date Submitted: August 2, 2018

NW 8/23/2018



Map Generated on: 08/30/2018